



Address: [1011 BIRDS FORT TR](#)
City: ARLINGTON
Georeference: 44730T-66-3
Subdivision: VIRIDIAN VILLAGE 1F
Neighborhood Code: A1A030N

Latitude: 32.8051574564
Longitude: -97.0916531031
TAD Map: 2120-412
MAPSCO: TAR-069C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VIRIDIAN VILLAGE 1F Block 66
Lot 3

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
VIRIDIAN MUNICIPAL MGMT DIST (420)
VIRIDIAN PID #1 (625)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800016036
Site Name: VIRIDIAN VILLAGE 1F 66 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,672
Percent Complete: 100%
Land Sqft^{*}: 3,354
Land Acres^{*}: 0.0770
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FISCHER MATTHEW
KOVANDA AMY

Primary Owner Address:

1011 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 5/13/2021
Deed Volume:
Deed Page:
Instrument: [D221140255](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER RAMONA	10/25/2018	D218238189		
GRENADIER VIRIDIAN LLC	4/9/2018	D218080918		
RCP VIRIDIAN I LLC	12/1/2017	D217281751		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$264,639	\$75,000	\$339,639	\$339,639
2024	\$264,639	\$75,000	\$339,639	\$339,639
2023	\$301,743	\$75,000	\$376,743	\$376,743
2022	\$234,753	\$75,000	\$309,753	\$309,753
2021	\$209,822	\$75,000	\$284,822	\$284,822
2020	\$205,000	\$105,000	\$310,000	\$310,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.